

STATE OF ILLINOIS)
)
COUNTY OF DUPAGE)



AFFIDAVIT

The undersigned affiant Kenneth Morency, an individual resident of Elmhurst, Illinois ("Affiant"), hereby states and affirms as follows:

1. Affiant is a member in Wisconsin Avenue Property, L.L.C., an Illinois limited liability company (the "Company"), and has been a member at all times from the organization of the Company on December 5, 1996 until the present time. The Company holds legal title to the real estate commonly known as 2424 Wisconsin Avenue, Downers Grove, Illinois (the "Site").

2. The Company acquired the Site from 2430 Wisconsin Company, an Illinois general partnership, pursuant to a Contract for Sale of Commercial Real Estate dated October 10, 1996 (the "Contract") between Roy Acquisition Corp., as nominee for the Company, as purchaser, and 2430 Wisconsin Company, as seller. The purchase price of the Site pursuant to the Contract was \$1,650,000.


3. To the Affiant's best knowledge and belief, the purchase price of the Site pursuant to the Contract was based on fair market value of the Site at the time of the execution of the Contract, and the purchase price paid by the Company for the Site was not reduced based upon any release of hazardous substances at the Site.

4. Affiant does not have, and to Affiant's best knowledge and belief no other present or former member of the Company has, any specialized knowledge or experience with respect to federal, state or local environmental laws or regulations or with respect to any environmental risk management with respect to the purchase and sale of real estate.

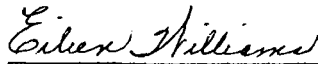
FURTHER AFFIANT SAYETH NOT.

Dated: February 25th 2005




KENNETH MORENCY

Subscribed and sworn to before me this
25th day of February, 2005



Notary Public